

Planning Board Minutes

Tuesday, October 5, 2004

Memorial Building
150 Concord Street, Public Hearing Room

Those present: Thomas Mahoney, Chairman, Ann Welles, Vice Chairman, Carol Spack, Clerk, Sue Bernstein. Also present were Jay Grande, Planning Director and MaryRuth Reynolds, Administrative Assistant. Andrea Carr-Evans arrived at 7:45.

Meeting was called to order at 7:40 pm

I. Temporary Occupancy permit for DeScenza Diamonds

In attendance for applicant Paul Galvani, Art Cardinal from Cranshaw Construction. Paul Galvani stated that they are seeking a temporary occupancy permit for DeScenza Diamonds. Paul Galvani noted that there was only one item that might hold up this process which is a few light poles are not the required three feet from the curb. There was some discussion on this subject and that the poles are next to the spaces and not on the ends. The Board recommends that the engineering department confirm the placement of the poles. *Carol Spack moved that the Framingham Planning Board request from Engineering Department a review of the DeScenza site in order to advise the planning board on certain light poles that have been identified as being closer than three feet to the curb and the remedy that engineering recommends and authorize the administrator to sign off on the temporary occupancy permit. Sue Bernstein seconded the motion. The vote was 3 in favor and 0 opposed and 1 abstention (Tom Mahoney). Ann Welles moved that the time frame for the TOP for DeScenza Diamonds be for 90 days. Sue Bernstein seconded motion. The vote was 5 in favor and 0 opposed.*

II. Executive session

Ann Welles moved to go into executive session for the purposes for discussion of litigation on the following projects; Natick Mall and Brimstone ANR and we then will leave executive session for the purpose of resuming the regular agenda. Sue

1 *Bernstein seconded the motion. A roll call vote was taken; all in attendance were in*
2 *favor.*

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5 **III. ANR Plan Review Bishop Street (portion of 1 Clarks hill)**

6 This hearing was continued due to a possible conflict with a past decision for this
7 property.

8 *This hearing was continued to October 12, 2004 at 8:45*
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10 **IV. Continued Public Hearing For Special Permit For Use and Special Permit For**
11 **Increase In FAR and Site Plan Review, Consolidated Group Service Company**
12 **Limited Partnership & Consolidated Ventures Limited Partnership, 15 Pleasant**
13 **Street Connector.**

14 In attendance for applicant were James Hanrahan, John Hueber, Bryan Furze, Robert
15 Michaud, Sam Norad and David Kelly.

16 James Hanrahan stated that they had meet with Southborough ZBA and were granted
17 a special permit for the increase size of the building and that they had a 2nd and 3rd
18 hearing before the Southborough Planning Board. He updated that board with
19 additional information and new traffic concerns raised by residents. He noted that the
20 next hearing in Southboro is scheduled for October 18, 2004 at which he felt they
21 would start the decision process and hopefully will have a decision by November 2,
22 2004. James Hanrahan had his team run through the updates for the project. David
23 Kelly reviewed the plan changes that were made because of comments by this Board
24 as well as Southboro. He briefly touched on parking, lighting changes, snow storage
25 and landscaping. He noted that they had moved the crosswalk over to the traffic light
26 in response to concerns raised by the Framingham Police Chief. Sam Norad
27 reviewed the building design touching briefly on types of materials, presenting
28 samples to be used. He stated that they had a difficult time merging the new addition
29 to the existing building, but tried to stay with the traditional design. He touched on
30 the design of the parking garage and the panels that will block or defuse the lights to
31 the neighboring properties. Sue Bernstein was concerned with the parking garage and

1 what someone would see when approaching the site. Sam Norad responded that you
2 would only see a level parking area. There was some more discussion with the other
3 Board members in regards to that matter. Rob Michaud updated the Board on the
4 additional traffic studies. He stated they had extended the study area because of
5 concerns raised by abutters. This gave them a much broader view of the traffic
6 activity. He briefly reviewed the additional traffic information and the impacts on the
7 area because of this project. He stated that some of the traffic signals were not
8 working efficiently and yet others were too efficient, and that they intended on
9 readjusting the timing to better balance the system. Sue Bernstein asked Charlie
10 Gaffney, Chair of Southboro Planning Board, if SEA had commented on the new
11 traffic report. He responded that they had just received this report and had not
12 responded as of yet. Carol Spack inquired about the provision for a bicycle rack and
13 wanted to know if the applicant was going to indicate bicycle striping and/or signage
14 on the road way. Rob Michaud noted that Rt 30 is a Mass Highway roadway and has
15 specific standards for signage and also this is a very narrow roadway with no
16 shoulder. Thomas Mahoney asked about the traffic impact on Rt 30. Rob Michaud
17 responded that the majority of traffic at that area is generated by the Mountain traffic
18 and that this project is fairly minimal. Carol Spack thought it would be a good idea to
19 have covered parking for bicycles, Andrea Carr-Evans agreed. Snow storage was
20 discussed briefly with the applicant. The Board asked about the landscaping. James
21 Hanrahan asked the board for direction on the landscaping plan and possible
22 mitigation. Thomas Mahoney stated that Sue Bernstein and Ann Welles had
23 volunteered to review landscaping off-line. They will set up a meeting with the
24 landscaping designer through James Hanrahan. Jay Grande will draw up a plan for
25 mitigation for discussion at the next meeting. The Board will start moving towards a
26 decision.

27 ***This hearing was continued to November 9, 2004 a 7:45.***

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31 **V. Member Prerogatives**

- 1 a. The Board discussed the vote on Articles at the Standing Committee on
2 Planning and Zoning meeting.
3 b. The Board discussed articles for Town Meeting and committee meetings that
4 need to be attended by Board members.
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8 **V. Meeting adjournment**

9 *Andrea Carr-Evans moved to adjourn. Carol Spack seconded the motion. The vote*
10 *was 5 in favor 0 opposed. Meeting adjourned at 12:00am.*
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14 Respectfully submitted,
15 Mary Reynolds
16 Recording Secretary
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21 ****THESE MINUTES WERE APPROVED WITH AMENDMENTS AT THE**
22 **PLANNING BOARD MEETING OF NOVEMBER 23, 2004**
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27 Thomas Mahoney, Chairman